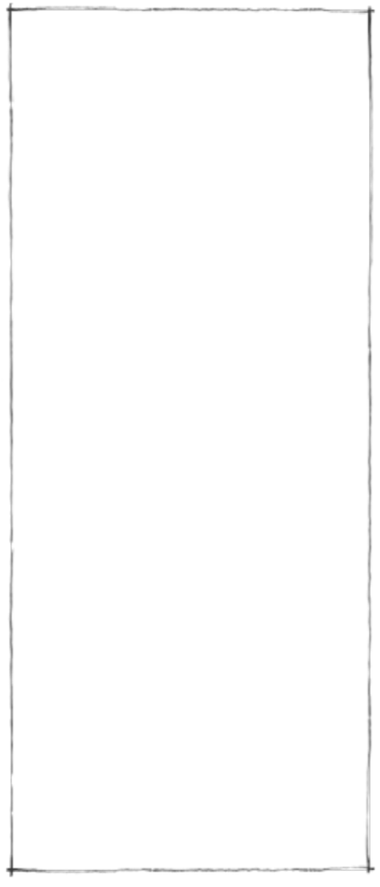
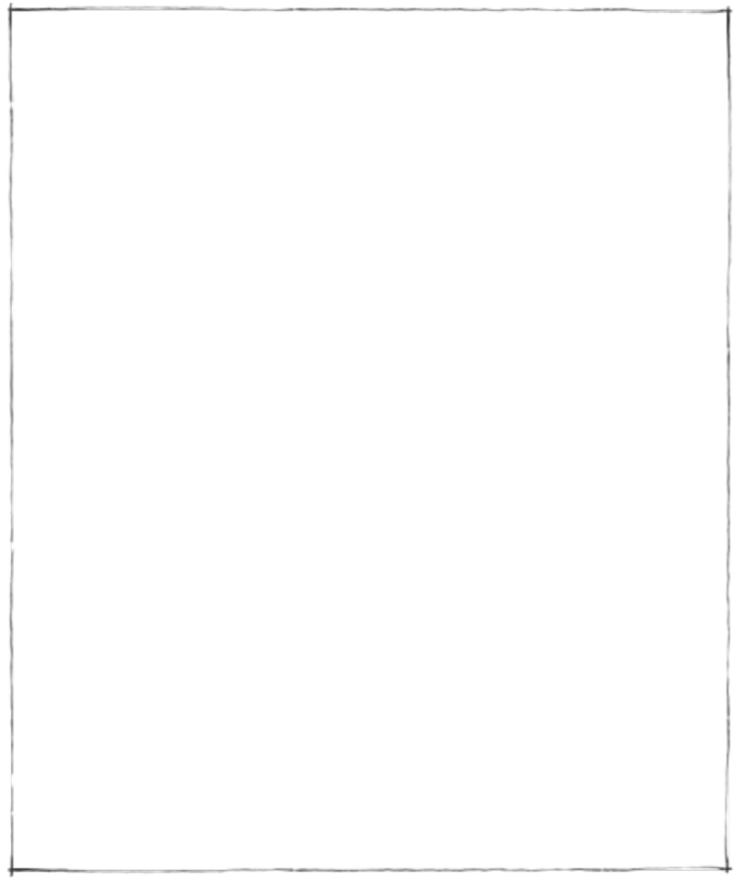
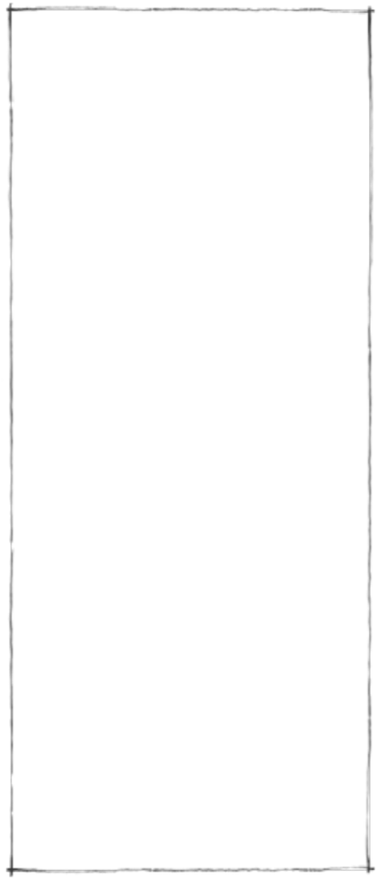


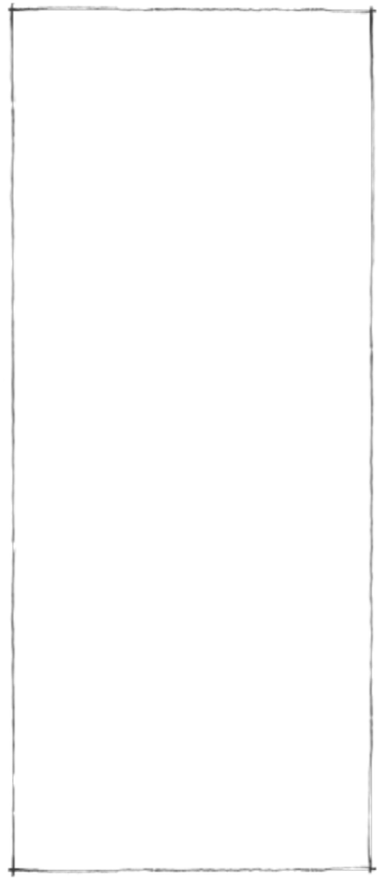
6,000 SF
Single Lot



12,000 SF
Double Lot

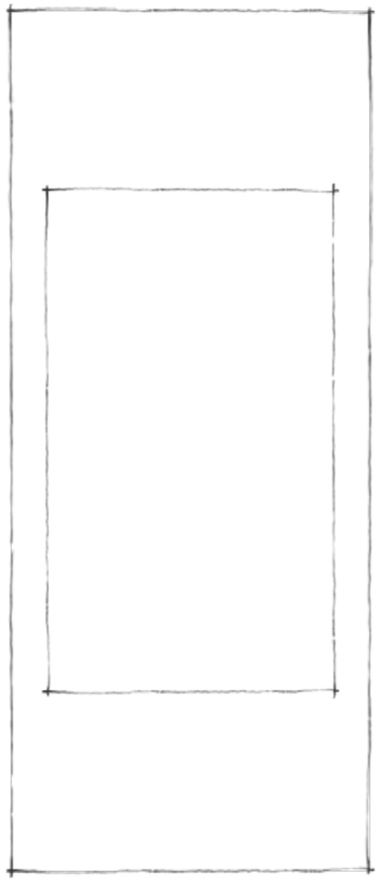


Today
Single Lot



Proposed
Single Lot

25’ REAR SETBACK



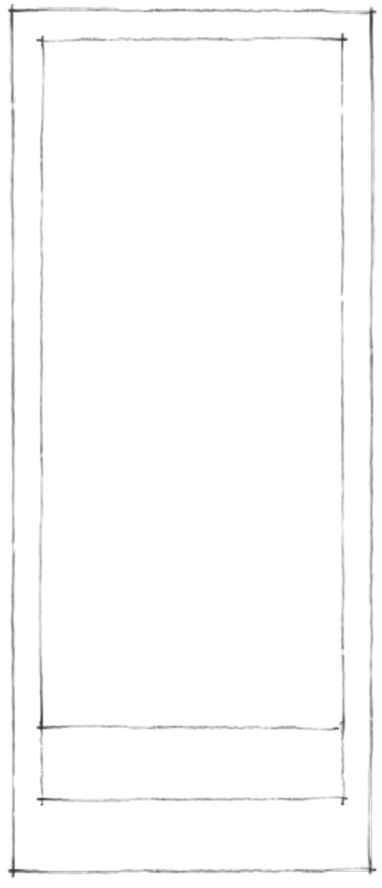
5’ SIDE SETBACKS

25’ FRONT SETBACK

Today

Single Lot

4’ REAR SETBACK



4’ SIDE SETBACKS

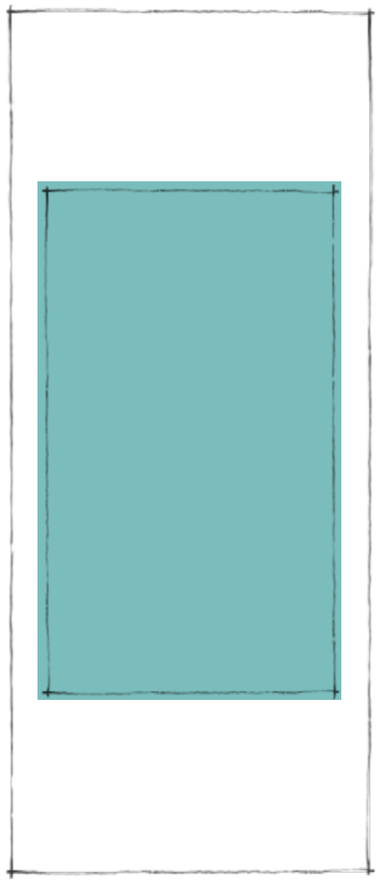
10’ MIN. / 20’ MAX.
FRONT SETBACK
OR EXISTING

Proposed

Single Lot

Building Location + Building Size

+ Setbacks
+ Height



Today

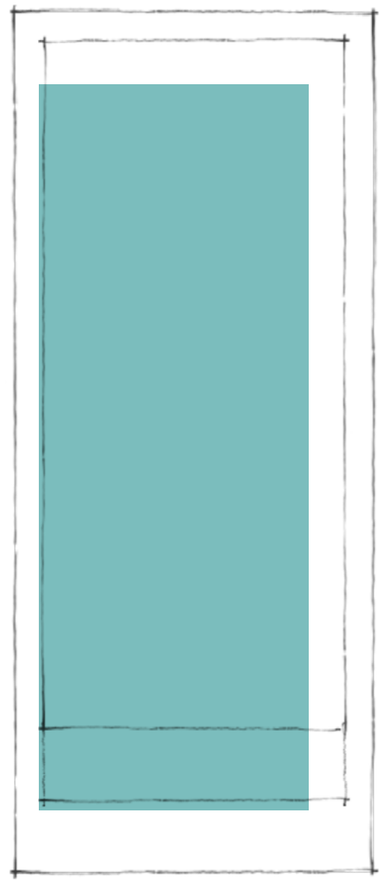
Single Lot

Building Location

+ Setbacks

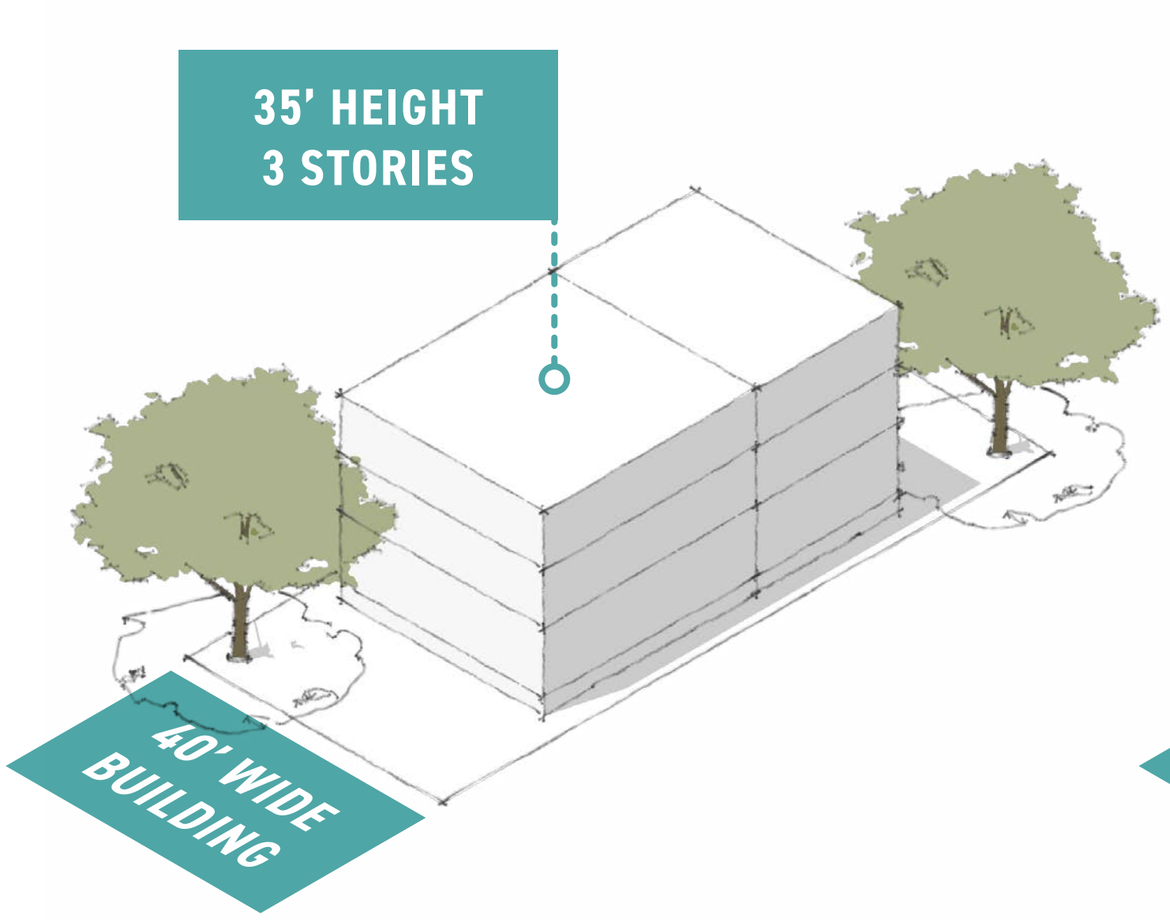
Building Size

+ Building Width
+ Height
+ Building Coverage



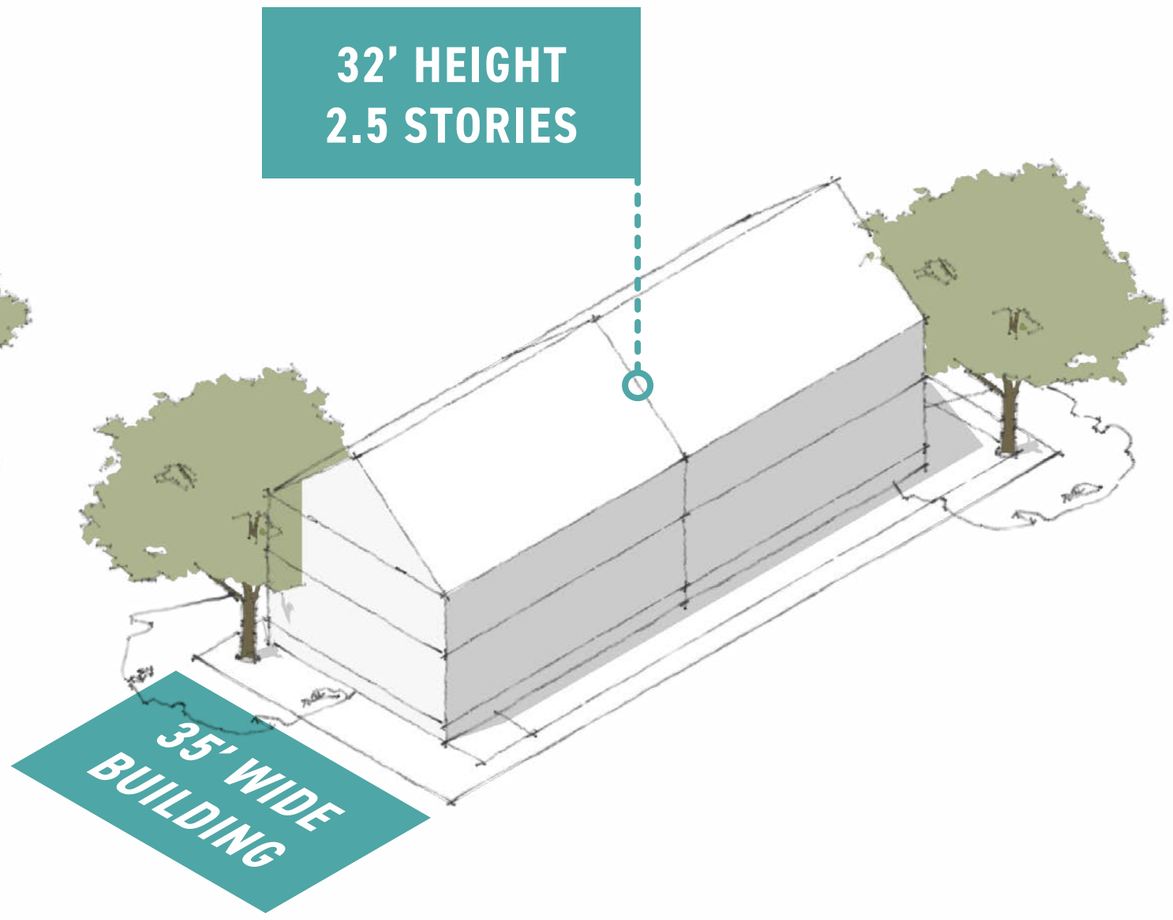
Proposed

Single Lot



Today

Primary + Accessory

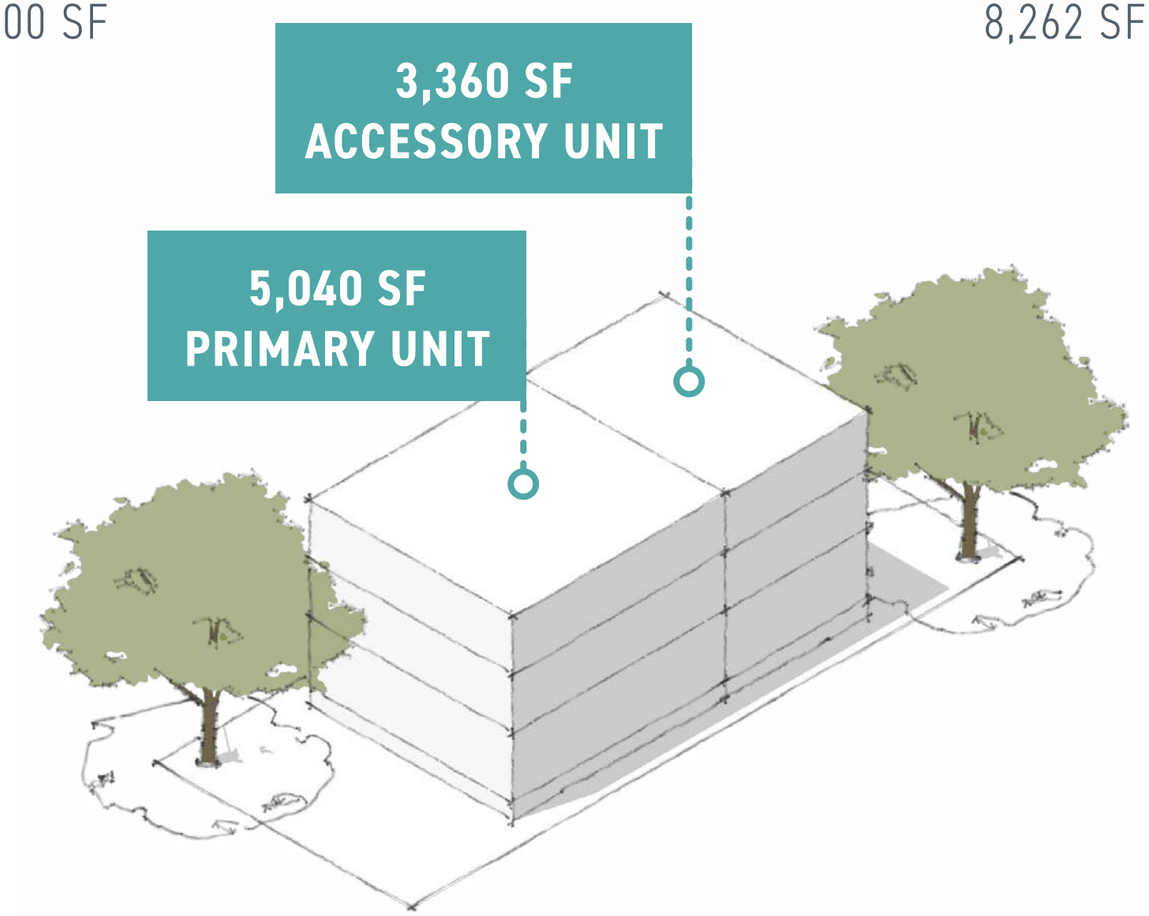


Proposed

2-Unit

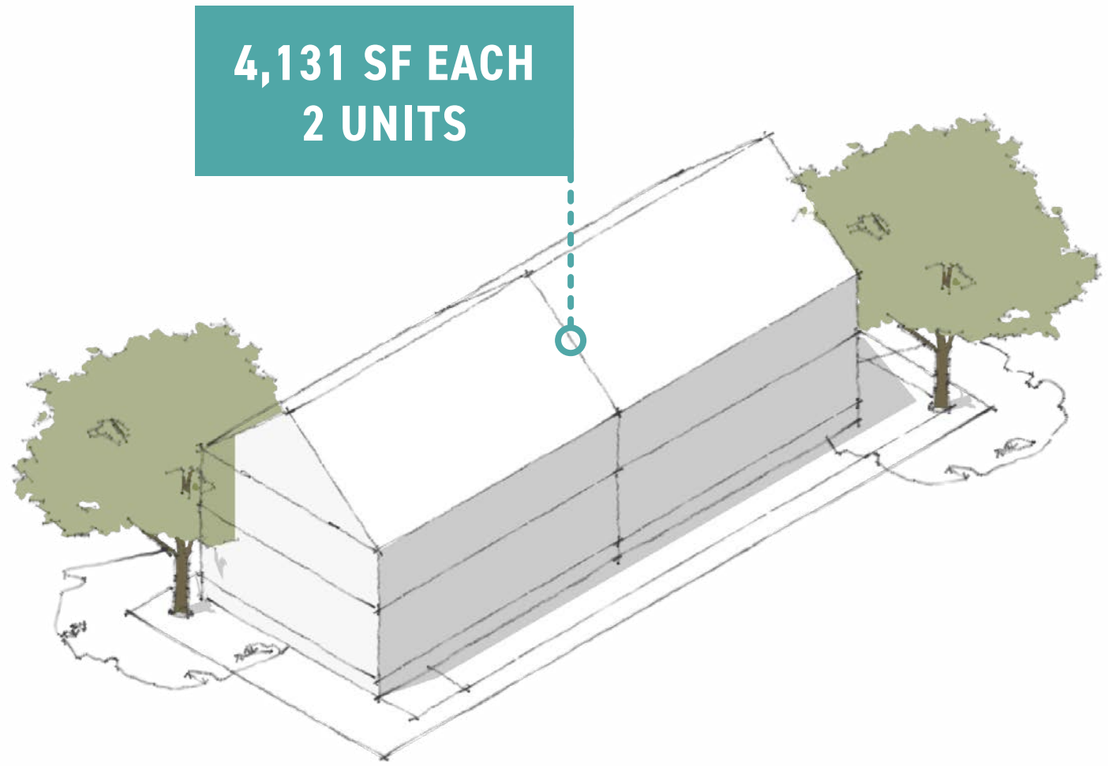
Building Footprint
2,800 SF

Building Size
8,400 SF



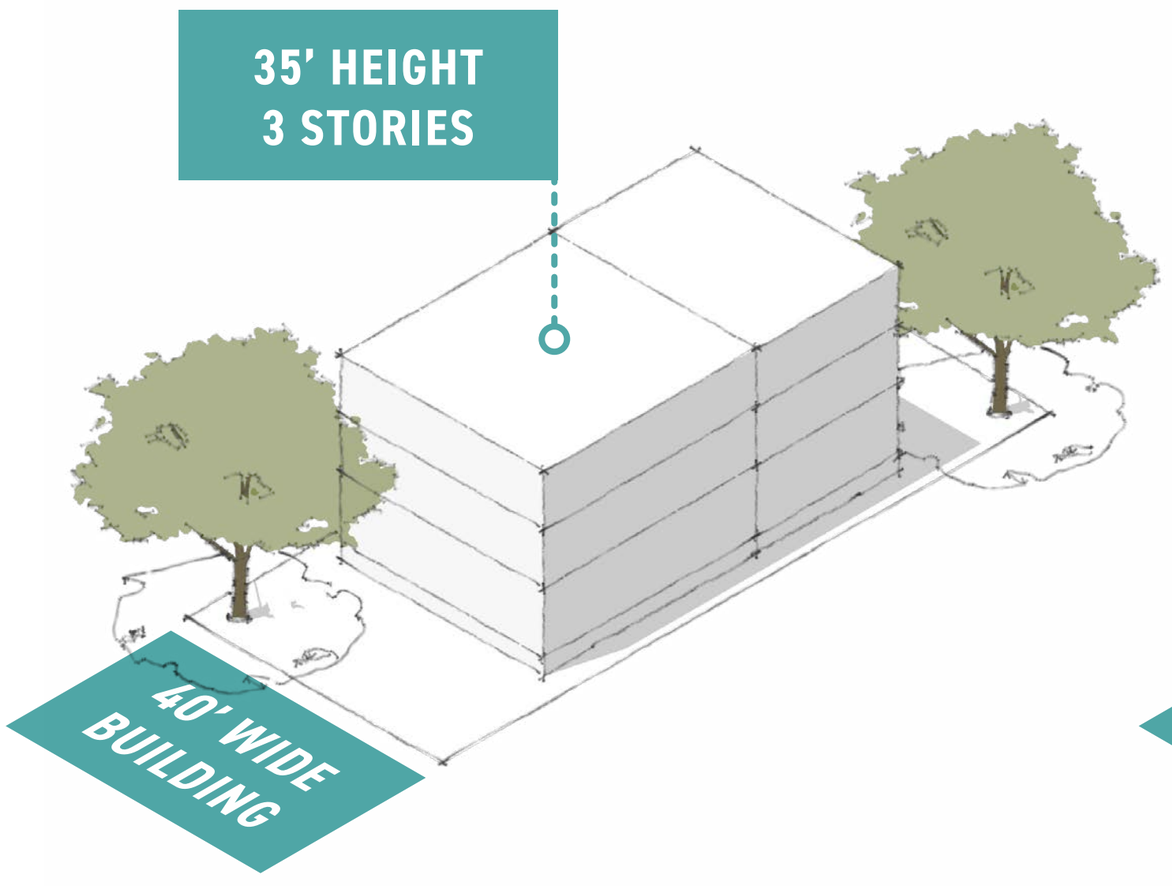
Building Footprint
3,305 SF

Building Size
8,262 SF



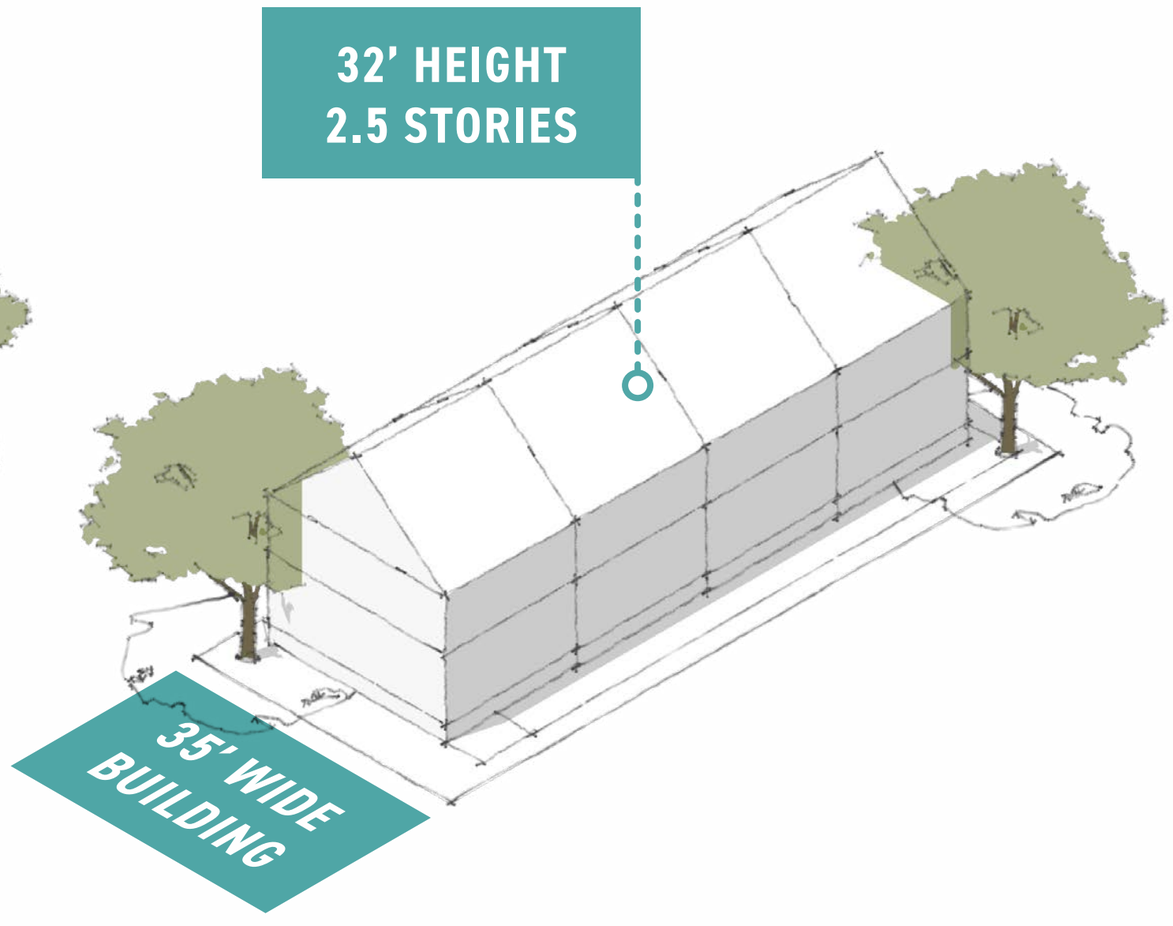
Today
Primary + Accessory

Proposed
2-Unit



Today

Primary + Accessory

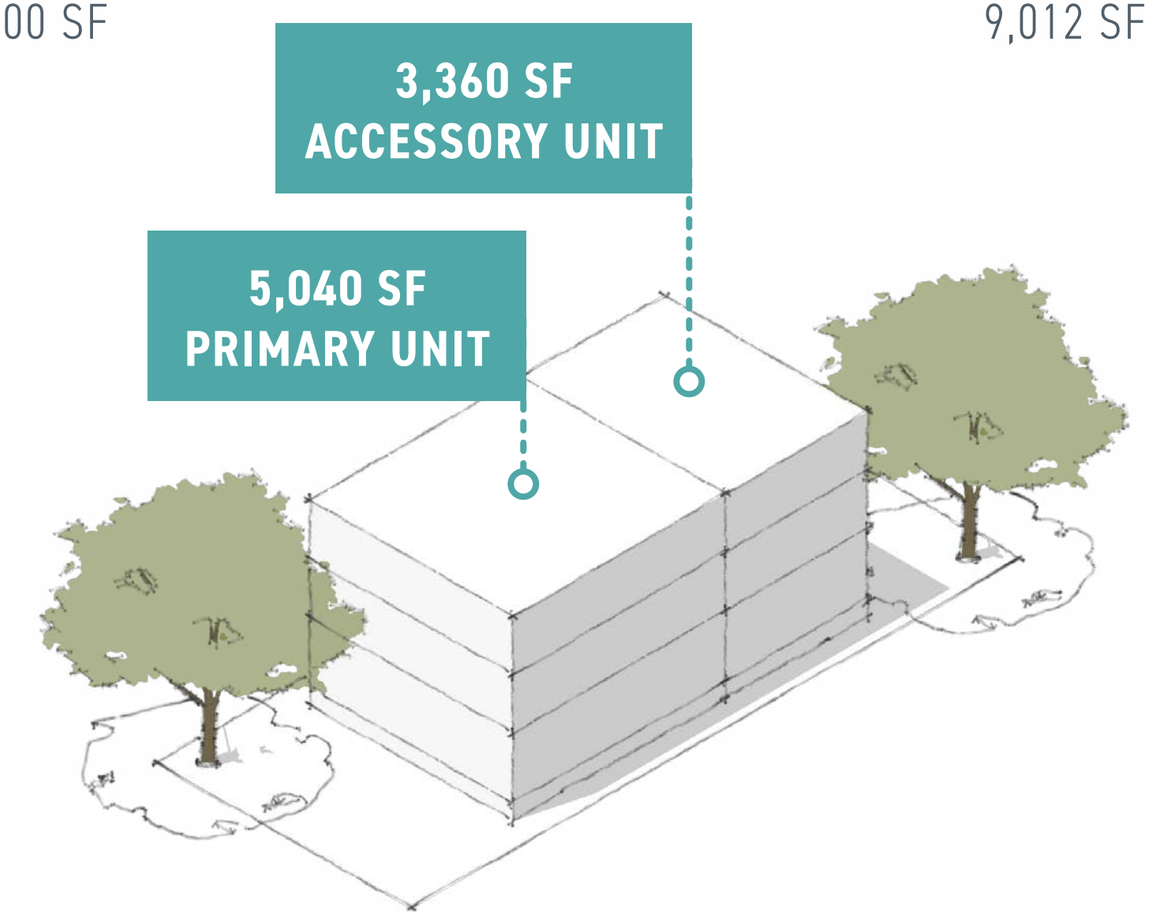


Proposed

4-Unit

Building Footprint
2,800 SF

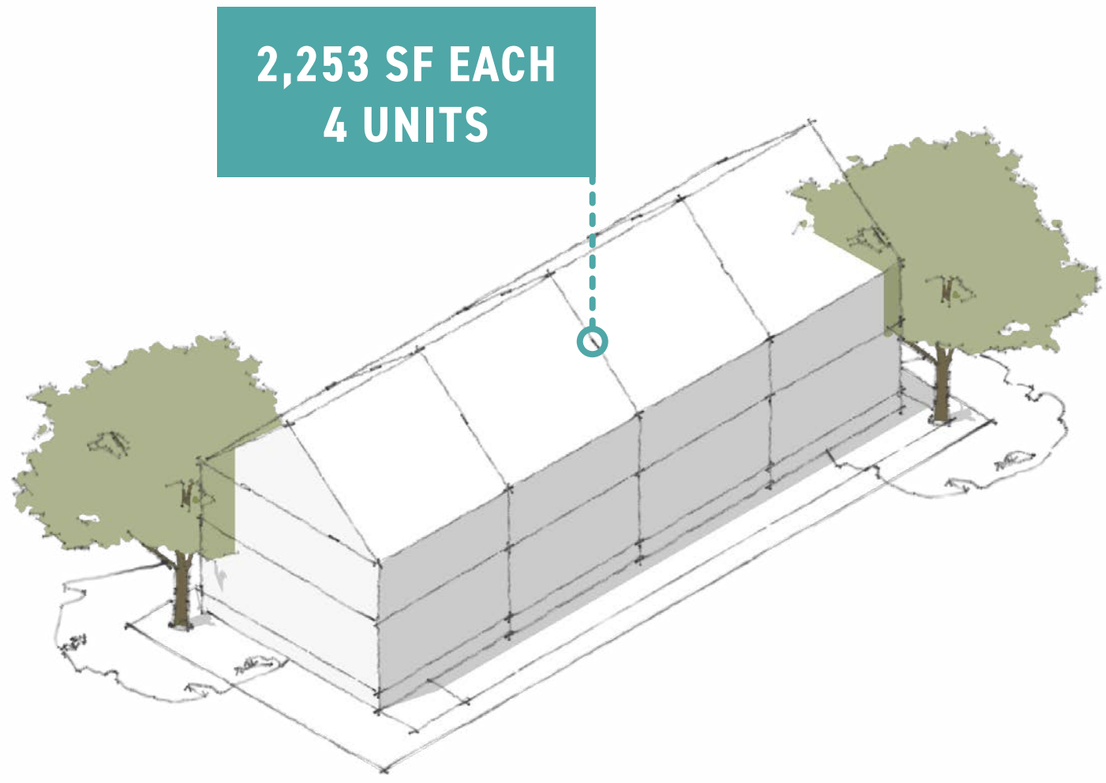
Building Size
8,400 SF



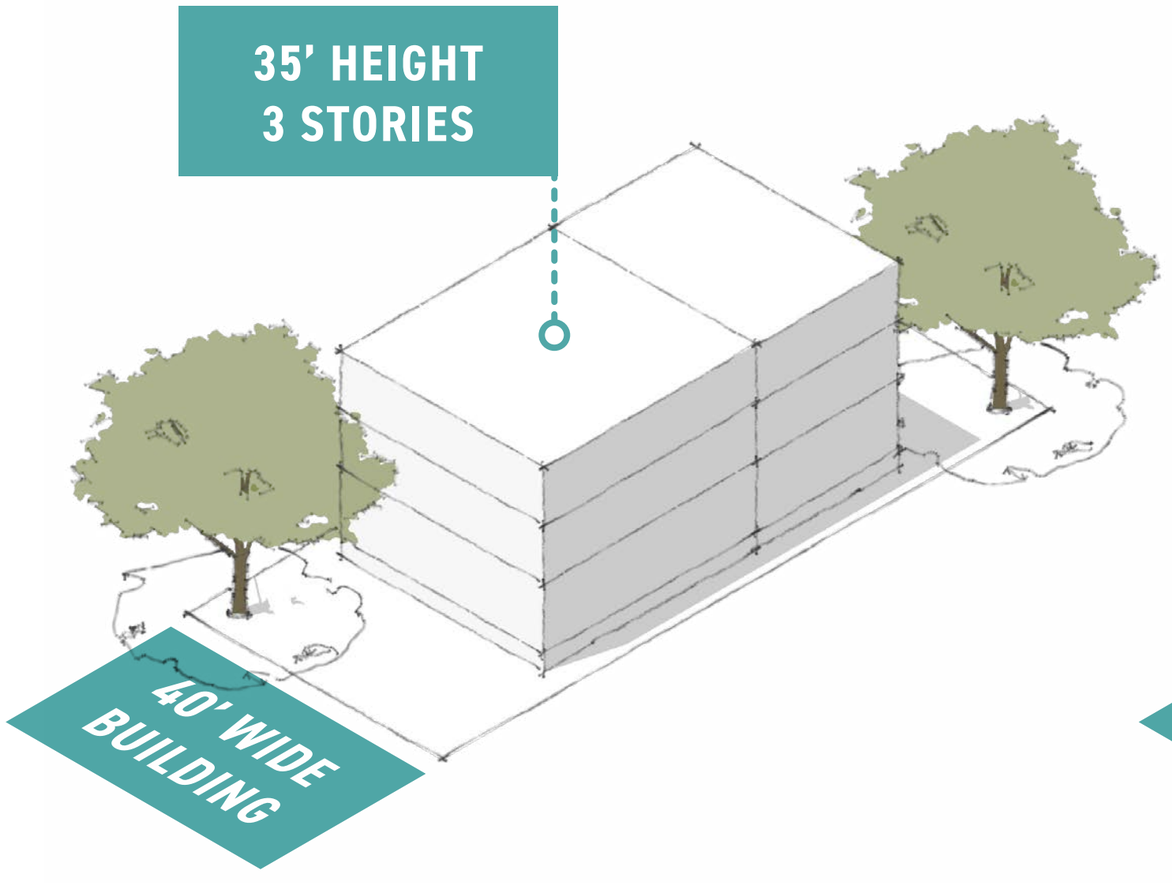
Today
Primary + Accessory

Building Footprint
3,605 SF

Building Size
9,012 SF

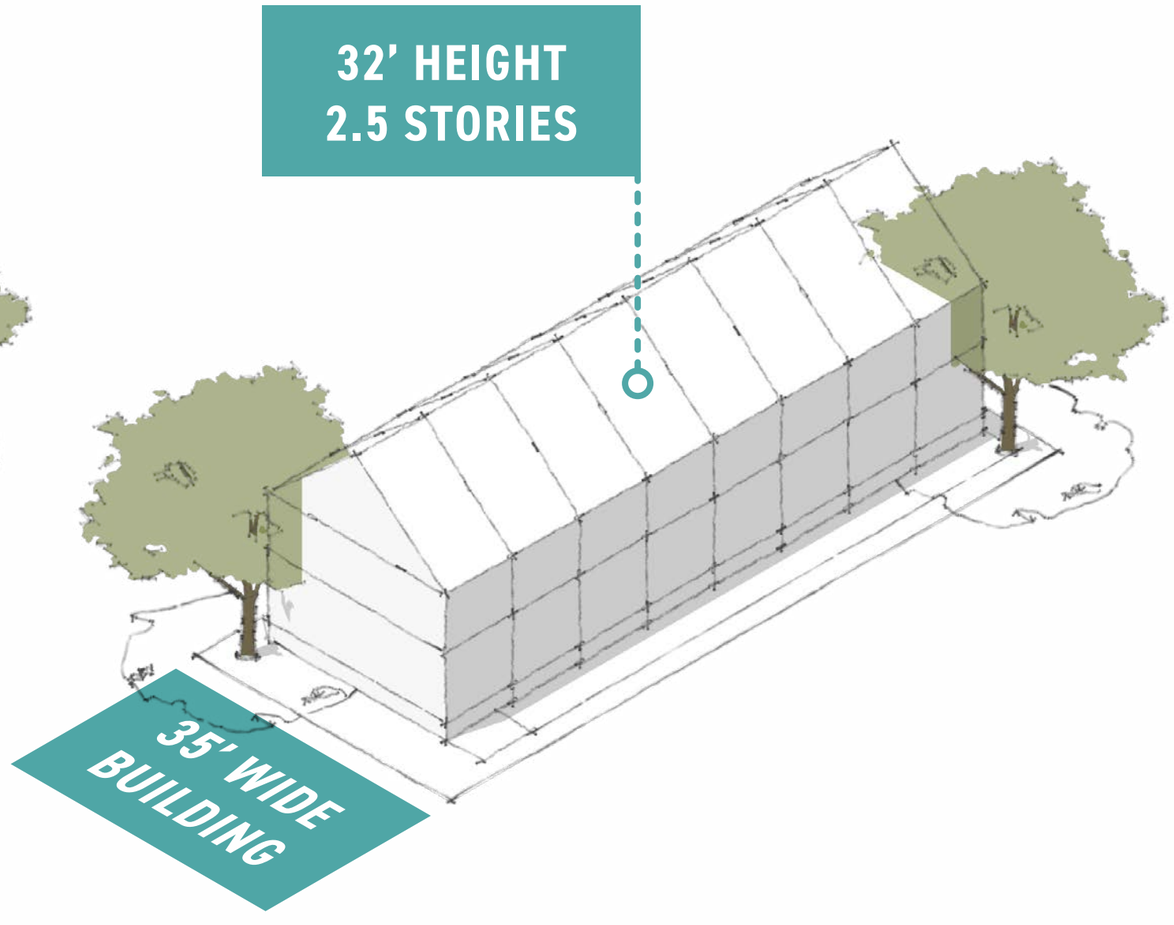


Proposed
4-Unit



Today

Primary + Accessory

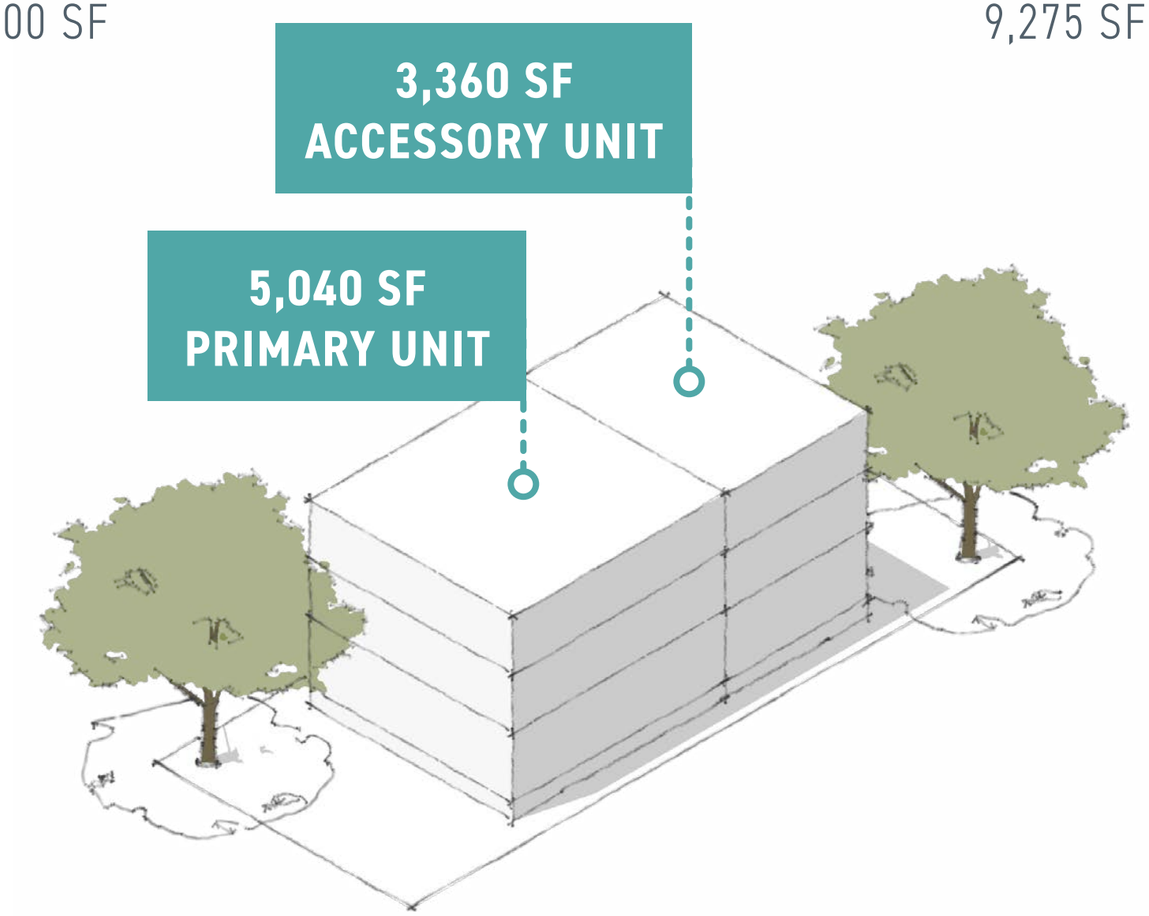


Proposed

8-Unit

Building Footprint
2,800 SF

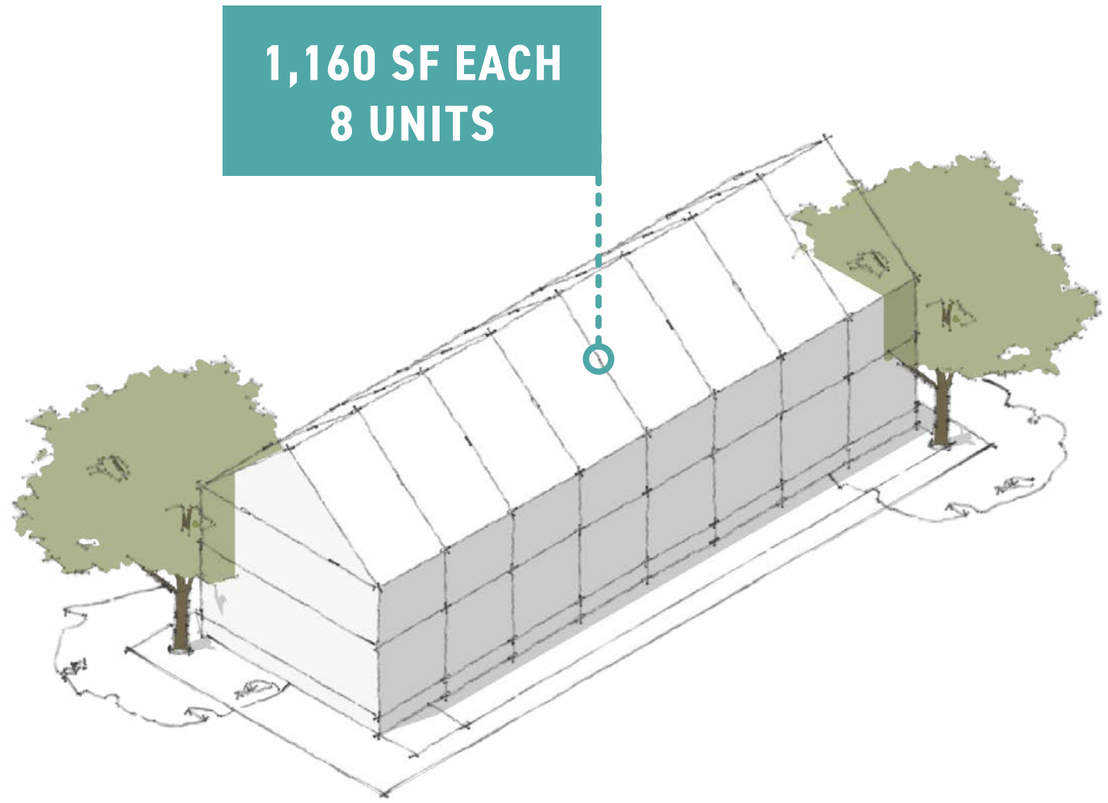
Building Size
8,400 SF



Today
Primary + Accessory

Building Footprint
3,710 SF

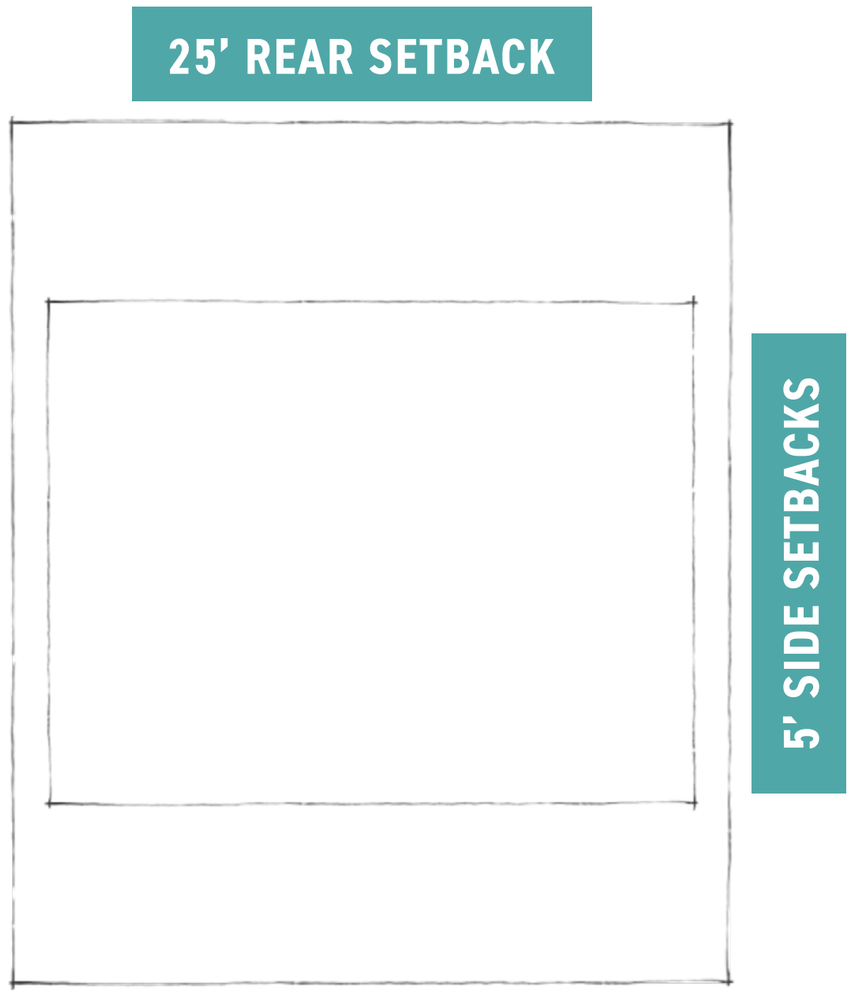
Building Size
9,275 SF



Proposed
8-Unit

Today
Single Lot

Proposed
Single Lot

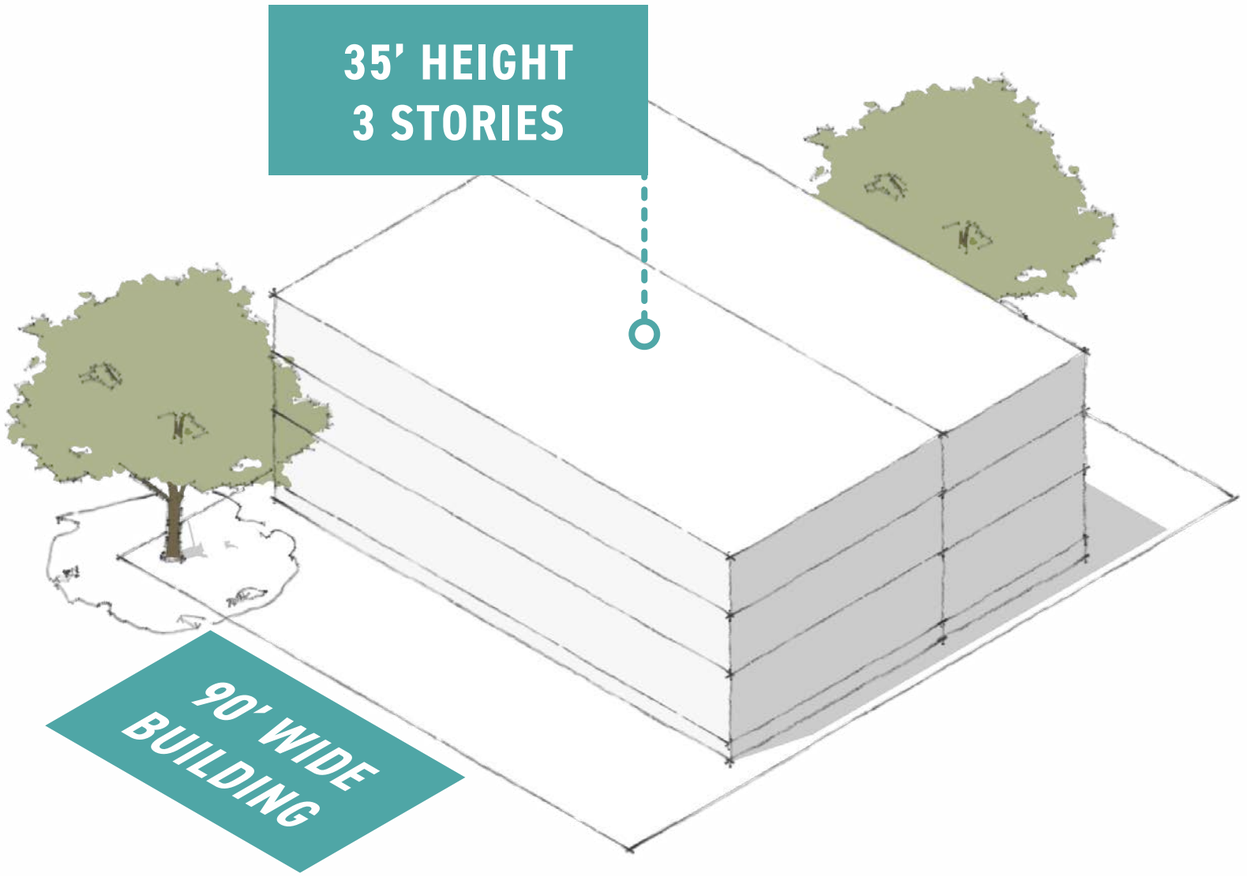


Today

Single Lot

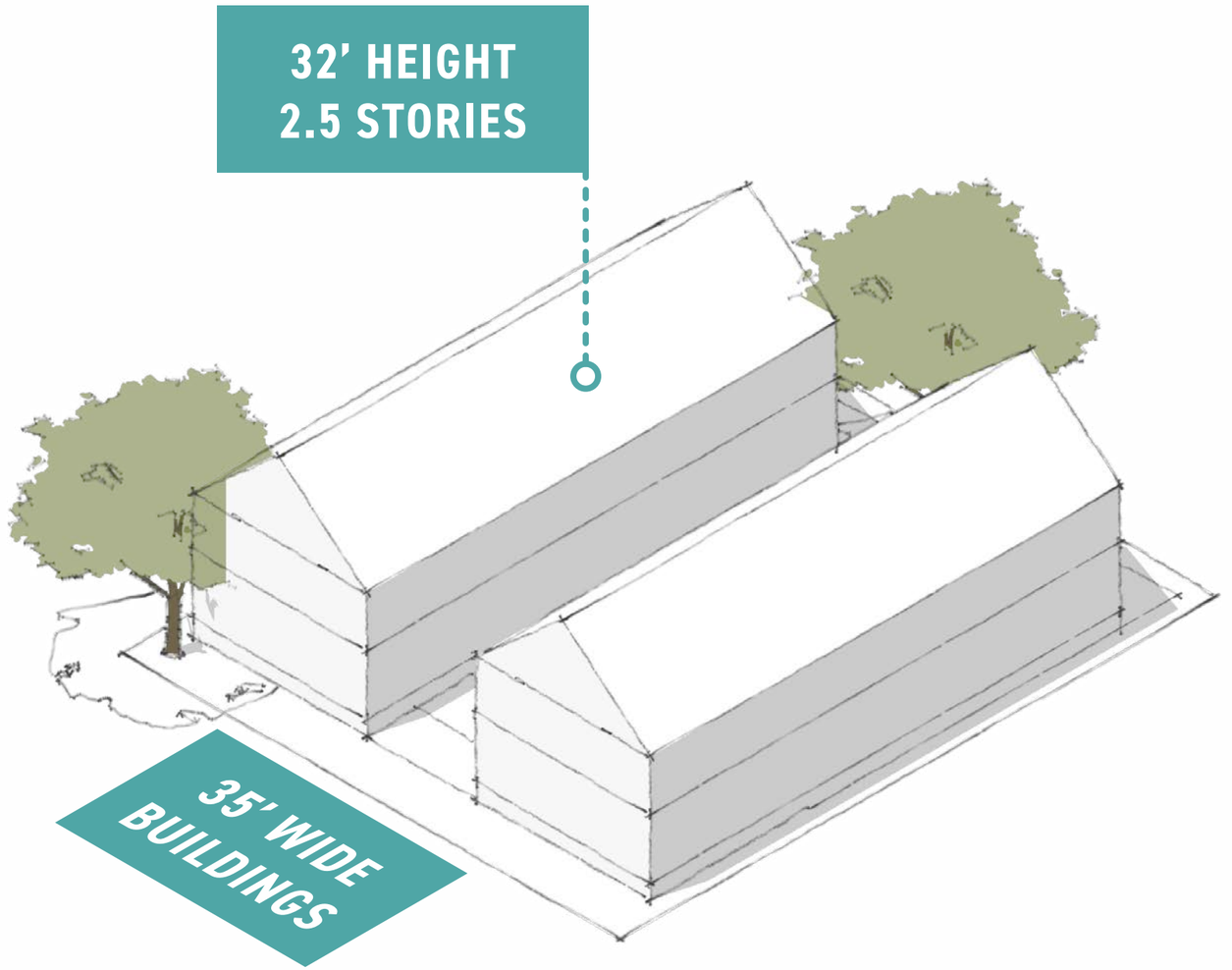
Proposed

Single Lot



Today

Primary + Accessory

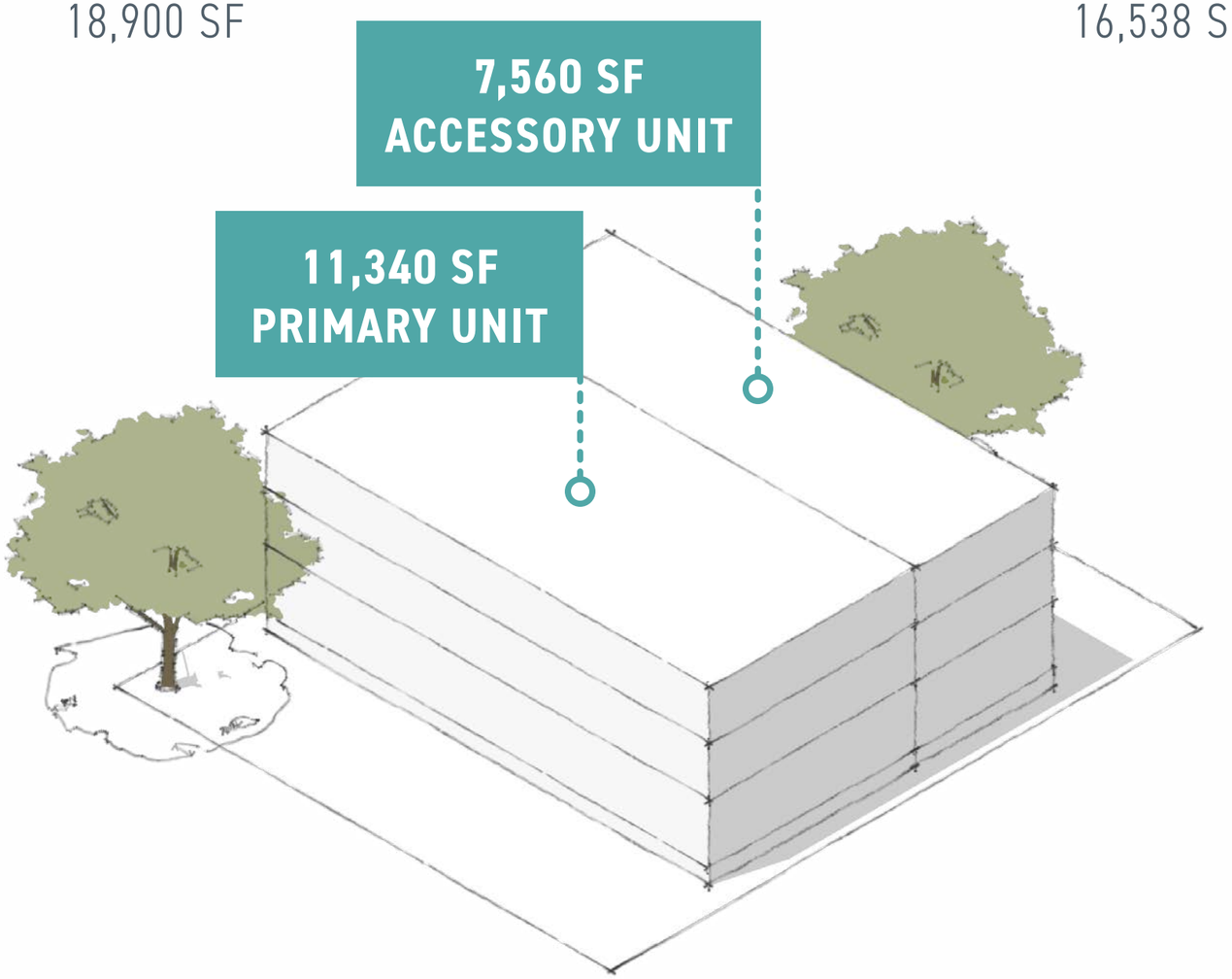


Proposed

2-Unit

Building Footprint
6,300 SF

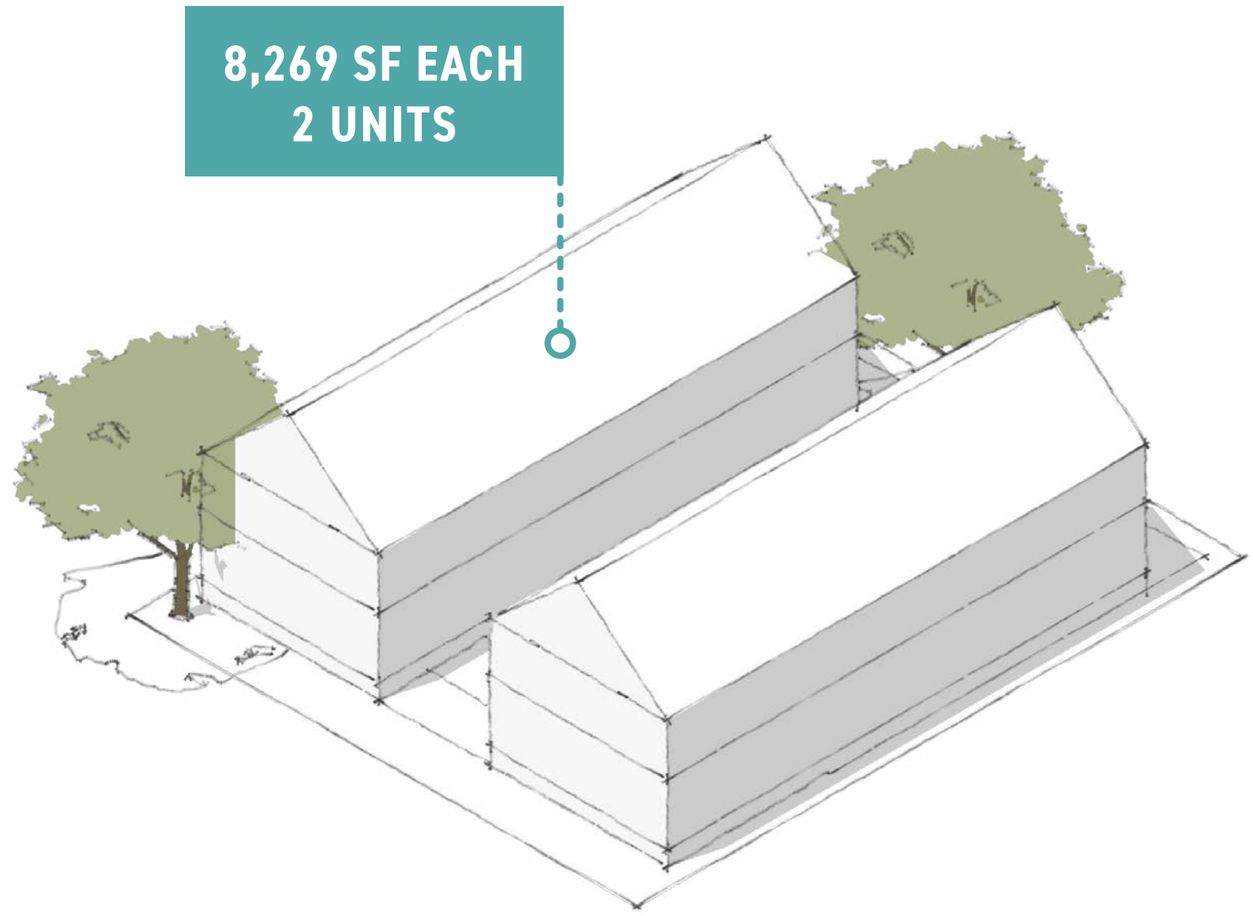
Building Size
18,900 SF



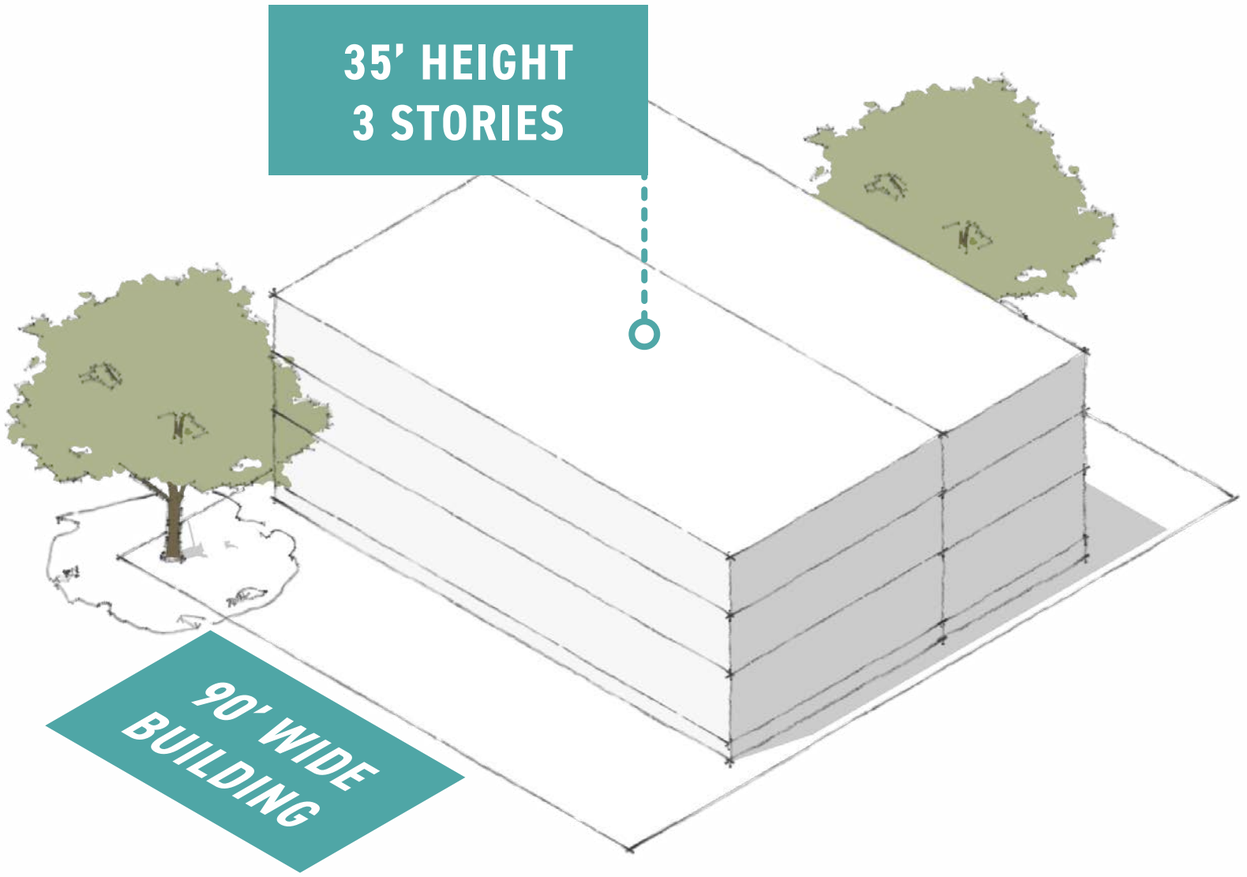
Today
Primary + Accessory

Building Footprint
6,615 SF

Building Size
16,538 SF

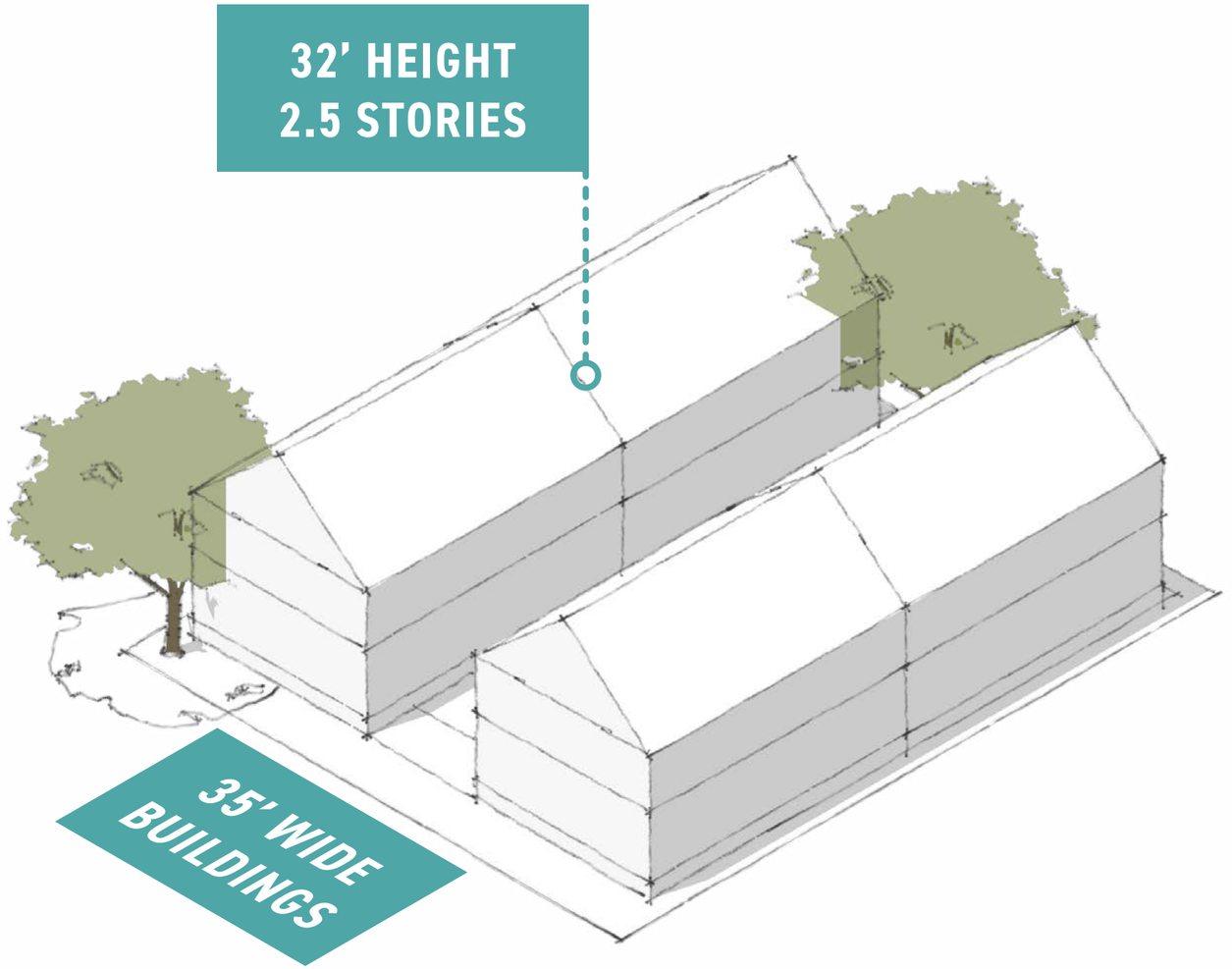


Proposed
2-Unit



Today

Primary + Accessory

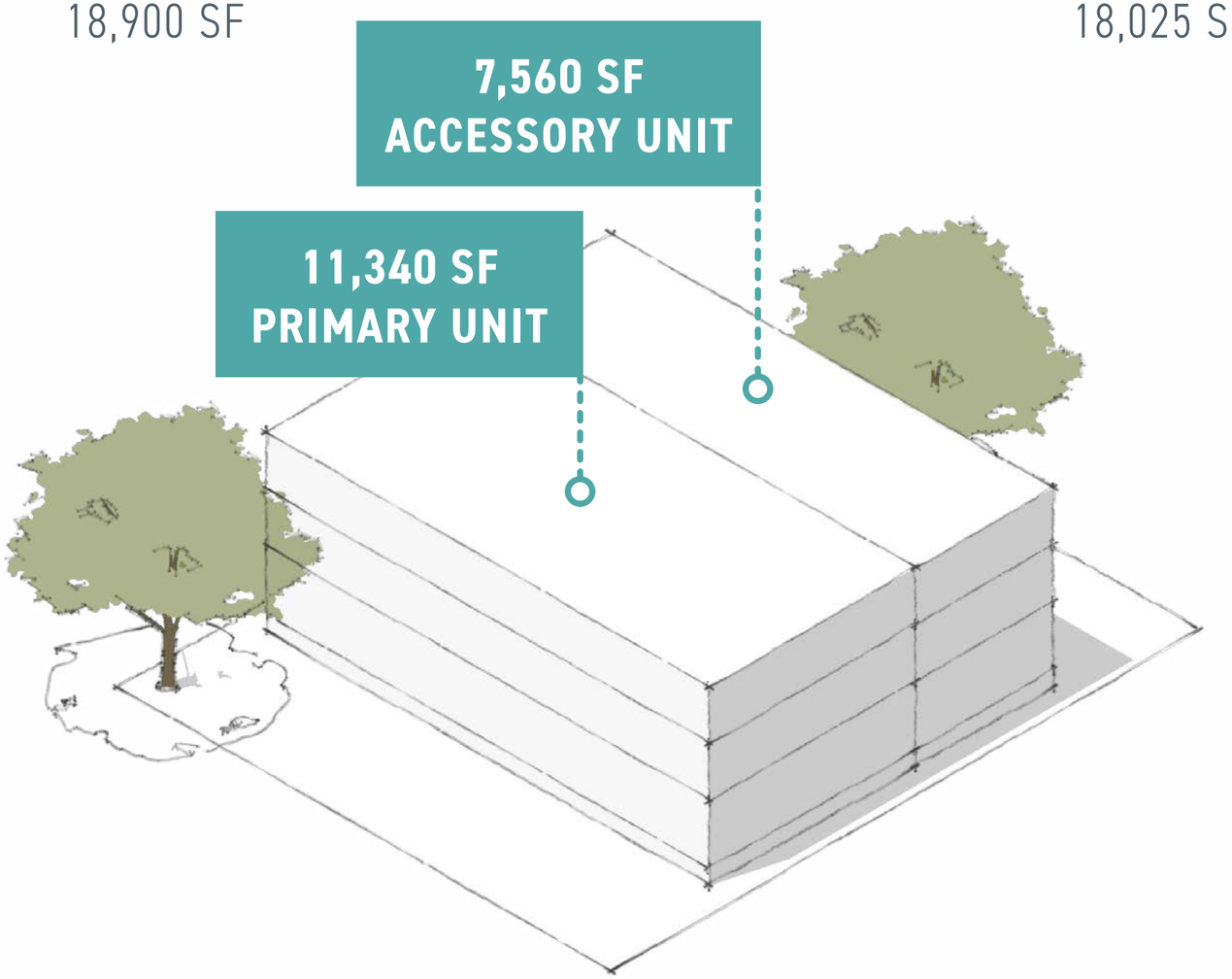


Proposed

4-Unit

Building Footprint
6,300 SF

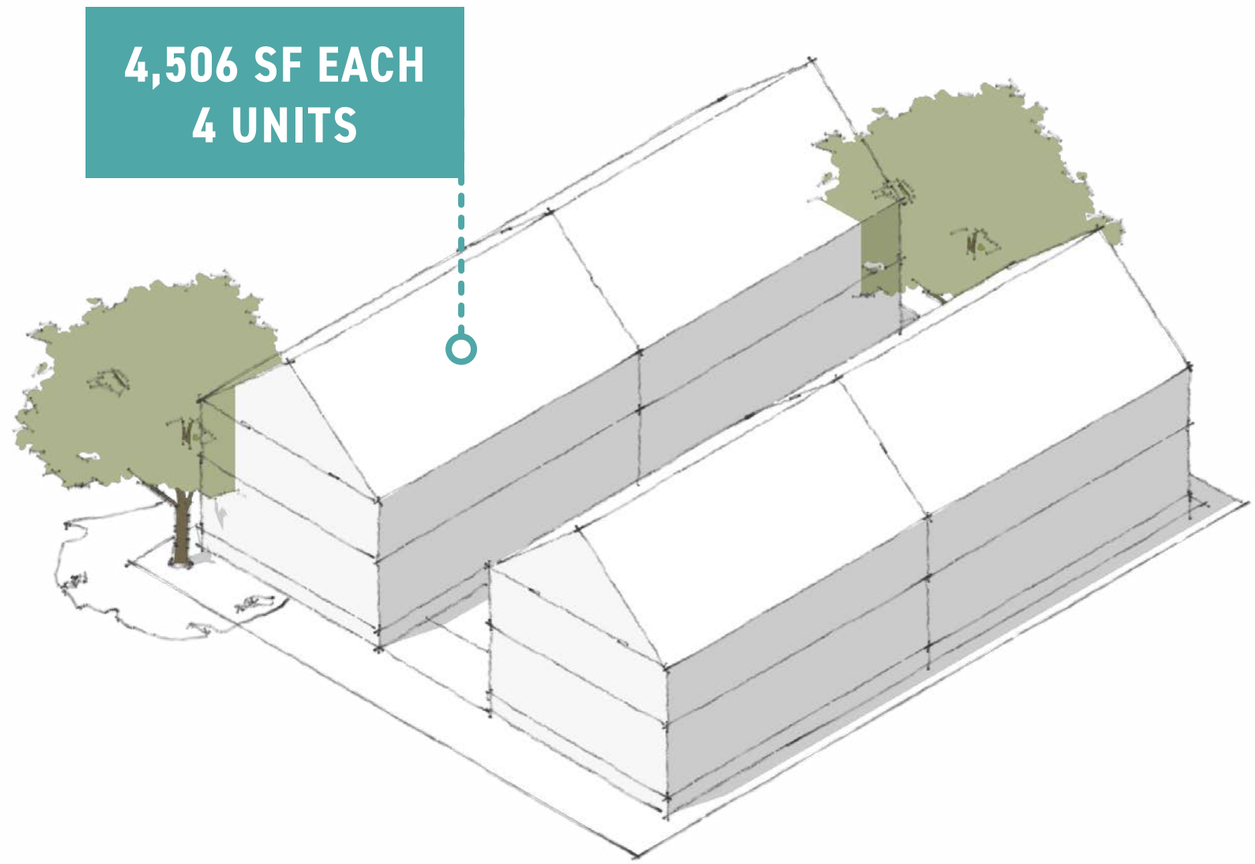
Building Size
18,900 SF



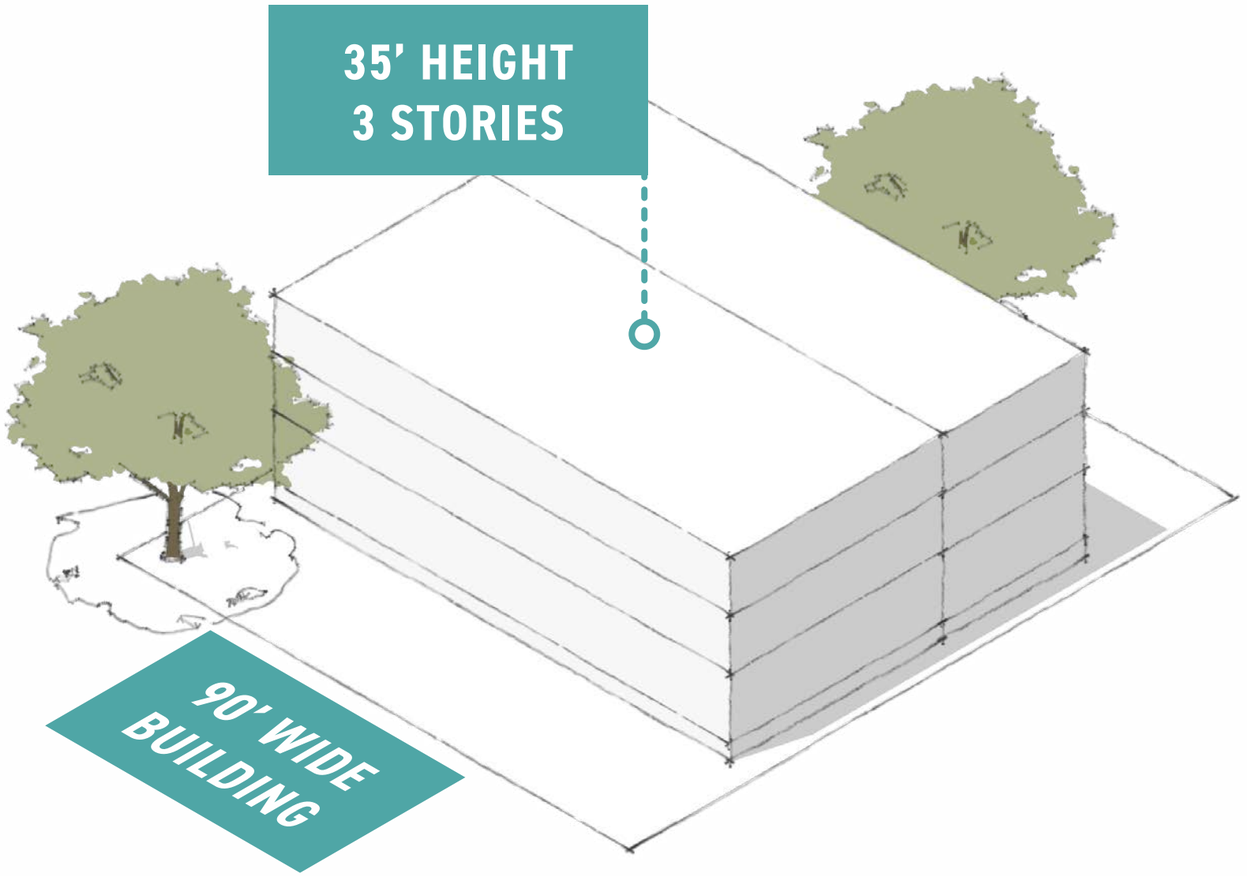
Today
Primary + Accessory

Building Footprint
7,210 SF

Building Size
18,025 SF

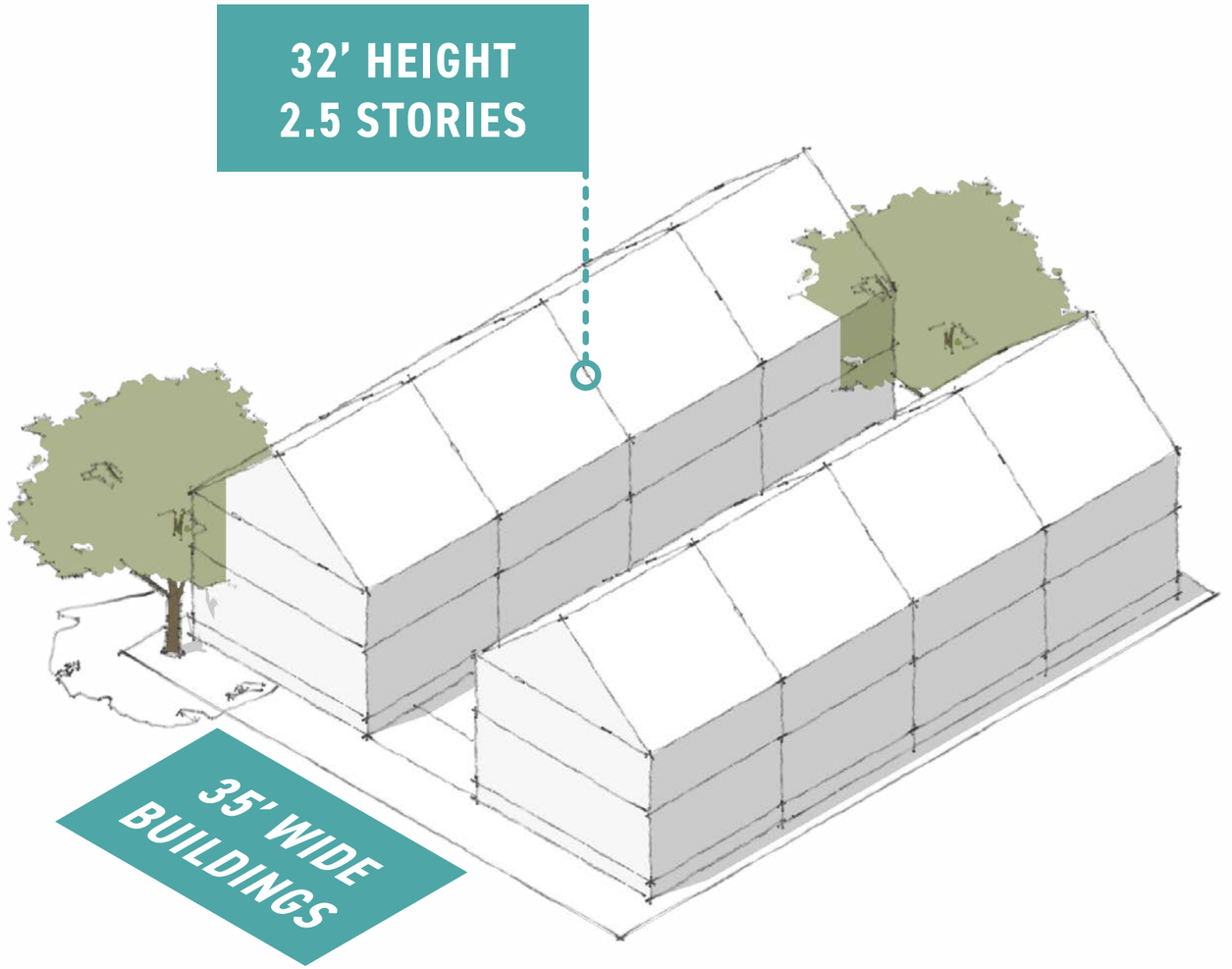


Proposed
4-Unit



Today

Primary + Accessory

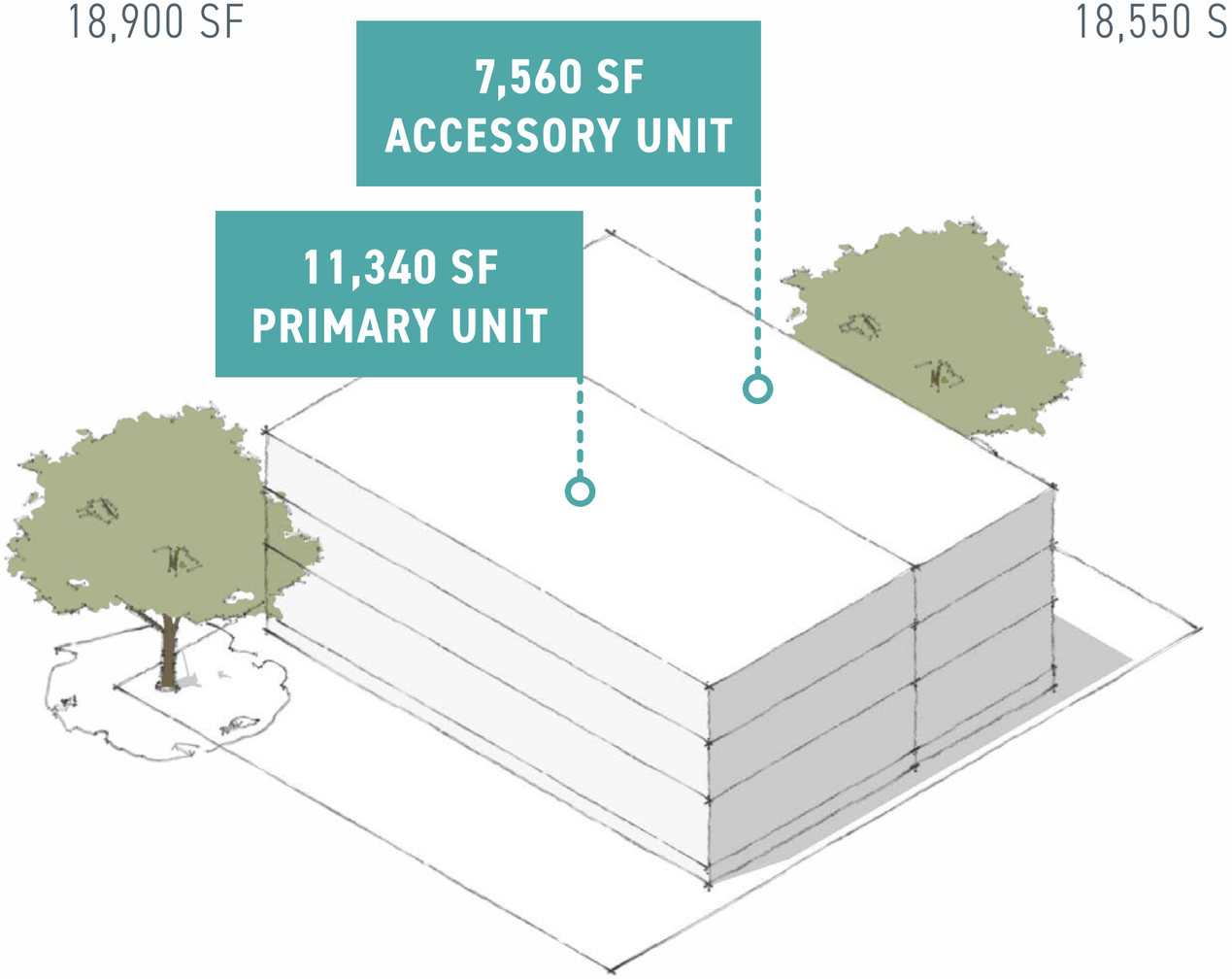


Proposed

8-Unit

Building Footprint
6,300 SF

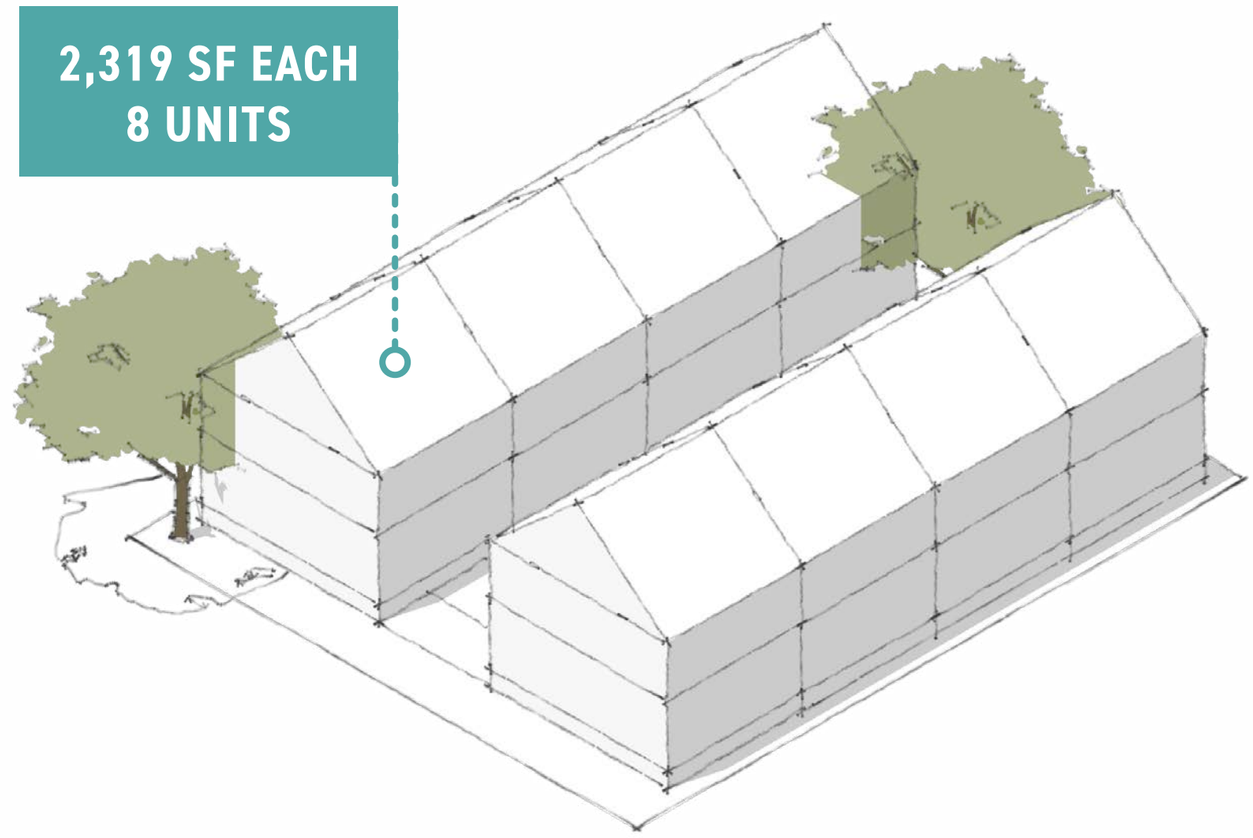
Building Size
18,900 SF



Today
Primary + Accessory

Building Footprint
7,420 SF

Building Size
18,550 SF



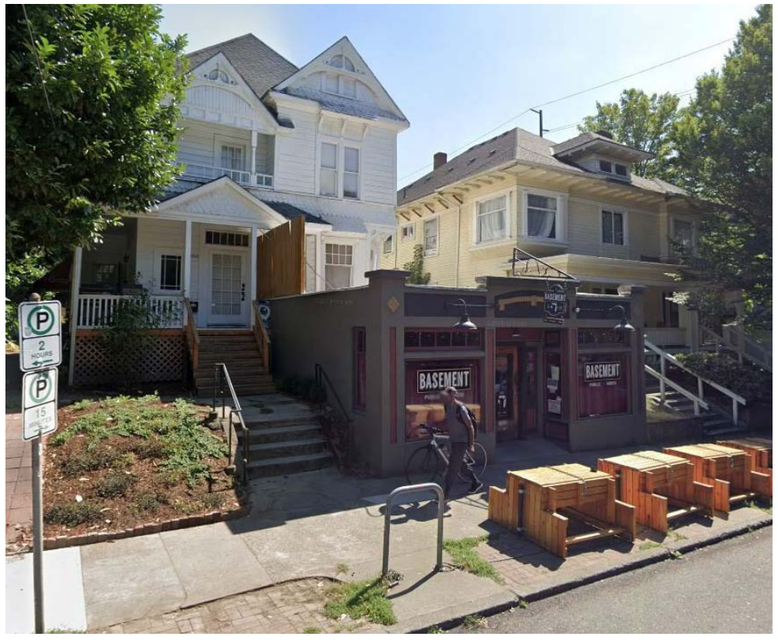
Proposed
8-Unit

Alternative Form

Use Standards

+ Limited to corner lots
+ Limited size
+ Most require SUP
+ Most limited in R-A

House-Scale Business



Shopfront House

Corner Store